

FINAL PLAT  
OF THE  
**POPLAR GROVE P.U.D. PHASE FOUR**  
TO THE  
CITY OF SHERIDAN, WYOMING

SITUATED IN THE S1/2NW1/4 OF SECTION 23, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH  
PRINCIPAL MERIDIAN, AND LOT 2, BLOCK 4, POPLAR GROVE P.U.D. PHASE TWO & TRACT "A",  
POPLAR GROVE P.U.D. PHASE THREE, CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING

LOTS 1-30: R-3 USES AS PER APPROVED CONCEPTUAL PLAN AND DESIGN REPORT

TOTAL AREA = ±13.70 ACRES  
AREA OF LOTS = ±5.90 ACRES  
AREA OF OUTLOTS = ±5.77 ACRES  
AREA OF ROADS = ±2.03 ACRES

CERTIFICATE OF DEDICATION

A TRACT OF LAND SITUATED IN THE S1/2NW1/4 OF SECTION 23, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH  
P.M., AND LOT 2, BLOCK 4, POPLAR GROVE P.U.D. PHASE TWO & TRACT "A", POPLAR GROVE P.U.D. PHASE THREE, CITY  
OF SHERIDAN, SHERIDAN COUNTY, WYOMING; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 23 (MONUMENTED WITH A 3/4" ALUMINUM CAP  
PER PLS 6594); THENCE S39°01'46"W, 1729.58 FEET TO THE POINT OF BEGINNING OF SAID TRACT, SAID POINT BEING  
THE NORTHWEST CORNER OF BLOCK 3, POPLAR GROVE P.U.D. PHASE THREE; THENCE S32°16'44"W, 106.58 FEET ALONG  
SAID WESTERLY LINE OF BLOCK THREE TO A POINT; THENCE S35°04'33"E, 116.37 FEET ALONG THE WESTERLY LINE OF  
SAID BLOCK THREE TO A POINT, SAID POINT BEING THE SOUTHWESTERLY CORNER OF SAID LOT 14, BLOCK 3; THENCE  
N54°55'27"E, 64.84 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 14 TO A POINT, SAID POINT LYING ON THE  
WESTERLY RIGHT-OF-WAY LINE OF LOOKOUT POINT DRIVE; THENCE, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF SAID  
LOOKOUT POINT DRIVE THROUGH A NON-TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 242°59'57",  
A RADIUS OF 60.00 FEET, AN ARC LENGTH OF 25.66 FEET, A CHORD BEARING OF S24°09'47"E, AND A CHORD LENGTH OF  
25.46 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 13, BLOCK 3; THENCE S54°55'27"W,  
60.02 FEET ALONG THE NORTHERLY LINE OF SAID LOT 13 TO A POINT, SAID POINT LYING ON SAID WESTERLY LINE OF  
BLOCK THREE, POPLAR GROVE P.U.D. PHASE THREE; THENCE S35°04'33"E, 882.11 FEET ALONG SAID WESTERLY LINE OF  
SAID BLOCK THREE, POPLAR GROVE P.U.D. PHASE THREE, AND THE WESTERLY LINE OF BLOCK 3, POPLAR GROVE P.U.D.  
PHASE TWO AND ALSO THE SOUTHERLY LINE OF LOT 1, BLOCK 3, POPLAR GROVE P.U.D. PHASE ONE TO A POINT;  
THENCE S62°48'36"E, 25.21 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 1, BLOCK 3, POPLAR GROVE P.U.D. PHASE  
ONE TO A POINT, SAID POINT LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF ASPEN TRAIL; THENCE S36°17'04"W,  
60.76 FEET TO A POINT, SAID POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID ASPEN TRAIL AND THE  
NORTH LINE OF SAID LOT 1, BLOCK 4, POPLAR GROVE P.U.D. PHASE TWO; THENCE N62°48'36"W, 205.57 FEET ALONG NORTH  
LINE OF SAID LOT 1, BLOCK 4, POPLAR GROVE P.U.D. PHASE TWO; THENCE S27°11'24"W, 87.87 FEET ALONG WEST LINE OF SAID LOT 1, BLOCK 4,  
POPLAR GROVE P.U.D. PHASE TWO; THENCE S27°11'24"W, 87.87 FEET ALONG WEST LINE OF SAID LOT 1, BLOCK 4,  
POPLAR GROVE P.U.D. PHASE TWO TO A POINT, SAID POINT LYING ON THE SOUTH LINE OF A TRACT OF LAND DESCRIBED  
IN BOOK 536 OF DEEDS, PAGE 668; THENCE S78°44'29"W, 353.02 FEET ALONG SAID SOUTH LINE OF SAID TRACT  
DESCRIBED IN BOOK 536 OF DEEDS, PAGE 668 TO A POINT; THENCE S78°25'44"W, 20.23 FEET ALONG SAID SOUTH LINE  
TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF SAID TRACT; THENCE N20°17'30"W, 311.17 FEET ALONG THE  
WEST LINE TO A POINT; THENCE N37°32'45"W, 618.53 FEET ALONG SAID WEST LINE TO A POINT; THENCE N25°57'32"W,  
280.38 FEET ALONG SAID WEST LINE TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF SAID TRACT OF LAND;  
THENCE N89°49'17"E, 22.21 FEET ALONG THE NORTH LINE OF SAID TRACT TO A POINT; THENCE, CONTINUE N89°49'17"E,  
403.09 FEET ALONG SAID NORTH LINE OF SAID TRACT TO A POINT; THENCE N89°10'19"E, 254.80 FEET ALONG SAID  
NORTH LINE OF SAID TRACT TO THE POINT OF BEGINNING OF SAID TRACT.

SAID TRACT CONTAINS 13.70 ACRES OF LAND, MORE OR LESS.

THE POPLAR GROVE P.U.D. PHASE FOUR, AS IT IS DESCRIBED AND AS IT APPEARS ON THIS  
PLAT, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE  
UNDERSIGNED OWNER AND PROPRIETOR; AND THAT THIS IS A CORRECT PLAT OF THE AREA AS IT  
IS DIVIDED INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND

THAT THE UNDERSIGNED OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DOES  
HEREBY DEDICATE TO THE CITY OF SHERIDAN AND ITS LICENSEES FOR PUBLIC USE FOR THE  
INDICATED PURPOSES, ALL STREETS, EASEMENTS AND OTHER PUBLIC LANDS WITHIN THE  
BOUNDARY LINES OF THE PLAT, AS INDICATED, AND NOT ALREADY OTHERWISE DEDICATED FOR  
PUBLIC USE.

UTILITY EASEMENTS, AS DESIGNATED ON THIS PLAT, ARE HEREBY GRANTED TO THE CITY OF  
SHERIDAN AND ITS LICENSEES FOR PUBLIC USE FOR THE PURPOSE OF INSTALLING, REPAIRING,  
REINSTALLING, REPLACING AND MAINTAINING SANITARY SEWERS, STORM SEWERS, WATERLINES, GAS  
LINES, ELECTRIC LINES, TELEPHONE LINES, CABLE TV LINES, AND OTHER FORMS AND TYPES OF  
PUBLIC UTILITIES NOW OR HEREAFTER GENERALLY UTILIZED BY THE PUBLIC.

IN TESTIMONY WHEREOF:

ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD  
EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY  
WAIVED AND RELEASED.

THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE  
SIGNED BY AFFIDAVIT.

"SIGNED BY AFFIDAVIT"

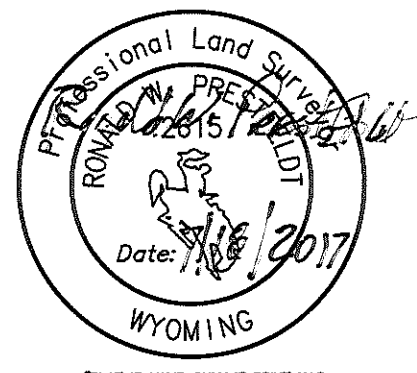
BY: INVESTMENT PROCESSING REPRESENTATIVE,  
TRUST COMPANY OF AMERICA FBO JOHN W. MUECKE

(SEE AFFIDAVIT FILED IN BOOK 568, PAGE 324.)

SURVEYOR'S CERTIFICATE

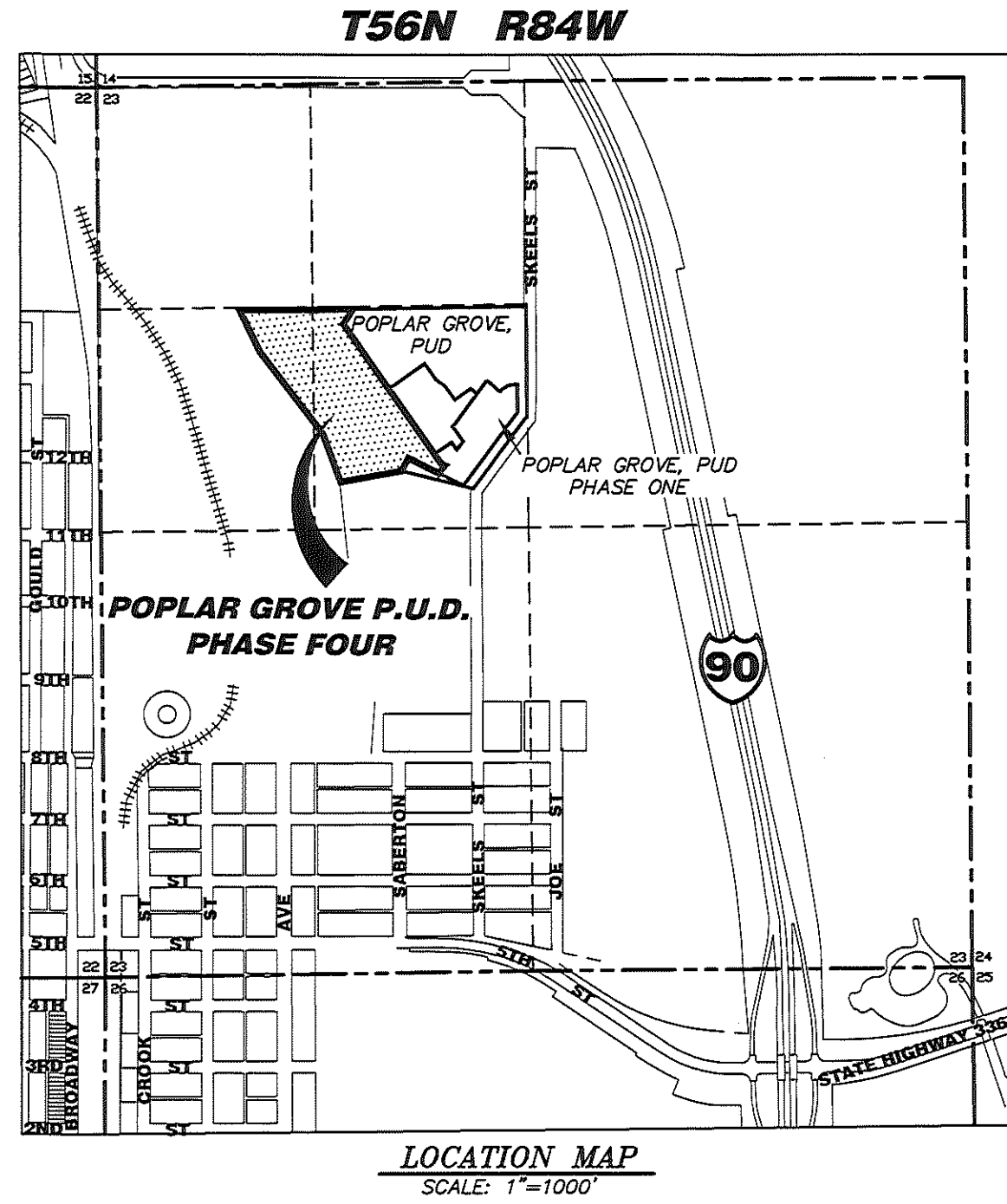
STATE OF WYOMING : ss  
COUNTY OF SHERIDAN

I, RONALD W. PRESTFELDT DO HEREBY CERTIFY THAT I AM A REGISTERED LAND  
SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF WYOMING, THAT THIS PLAT IS  
A TRUE, CORRECT AND COMPLETE PLAT OF POPLAR GROVE P.U.D. PHASE FOUR, AS  
LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, THAT THIS PLAT WAS MADE FROM  
AN ACCURATE SURVEY OF SAID PROPERTY CONDUCTED BY ME OR UNDER MY DIRECT  
SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF ALL LOTS,  
EASEMENTS, AND STREETS OF SAID SUBDIVISION IN COMPLIANCE WITH THE CITY OF  
SHERIDAN REGULATIONS GOVERNING THE SUBDIVISION OF LAND.



NOTES:

- OUTLOT B: UNDEVELOPED OPEN SPACE OWNED AND MAINTAINED BY THE POPLAR GROVE  
P.U.D. PHASE FOUR HOMEOWNERS ASSOCIATION.
- OUTLOT D: IS DEDICATED AS AN ACCESS AND UTILITIES EASEMENT, OWNED AND  
MAINTAINED BY THE POPLAR GROVE P.U.D. PHASE FOUR HOMEOWNERS ASSOCIATION.
- ELECTRIC LINE EASEMENT (BOOK 245 OF DEEDS, PAGE 487) TO MONTANA - DAKOTA  
UTILITIES COMPANY, AND OR ANY OF THEIR RESPECTIVE SUCCESSORS AND ASSIGNS HAVE  
PROPRIETARY RIGHTS TO THE FIFTY (50.0) FOOT UTILITY EASEMENT.
- SANITARY EASEMENT AS SHOWN ON LOTS 14 & 15, THE OWNERS SHALL NOT OBSTRUCT  
THE CITY OF SHERIDAN FROM MAINTENANCE, BY THE CONSTRUCTION OR PLACEMENT OF  
ANY TYPE OF FENCE, BUILDING, TREES, OR OTHER STRUCTURES WITHIN SAID EASEMENT. THE  
CITY OF SHERIDAN SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO INVESTIGATE,  
SURVEY, AND MAINTAIN INFRASTRUCTURE WITHIN SAID EASEMENT.
- 32.0' ACCESS EASEMENT, THE NORTH LINE OF SAID ACCESS EASEMENT BEING FROM THE  
SOUTHEAST CORNER OF LOT 24, TO AN ANGLE POINT ON THE WEST BOUNDARY LINE AS  
SHOWN AS L1. SAID ACCESS EASEMENT TO BE DEVELOPED AT LATER DATE.



DECLARATION VACATING PREVIOUS PLATTING

THIS IS A REPLAT OF LOT 2, BLOCK 4, POPLAR GROVE P.U.D. PHASE TWO, & TRACT "A", POPLAR  
GROVE P.U.D. PHASE THREE, CITY OF SHERIDAN, WYOMING. SAID PLATS ARE FILED IN THE  
SHERIDAN COUNTY CLERK AND RECORDER'S OFFICE, SHERIDAN COUNTY COURTHOUSE. ALL EARLIER  
EASEMENTS AND PLATS OR PORTION THEREOF ENCOMPASSED BY THE BOUNDARY OF THIS PLAT IS  
HEREBY VACATED.

CERTIFICATE OF APPROVAL DIRECTOR OF PUBLIC WORKS

THIS PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS AND PROCEDURES OUTLINED IN THE  
SUBDIVISION REGULATIONS OF THE CITY OF SHERIDAN, AND CERTIFIED THIS 3 DAY OF August, 2017  
BY THE DIRECTOR OF PUBLIC WORKS OF SHERIDAN, WYOMING.

*Nicholas L. B...*  
DIRECTOR OF PUBLIC WORKS

CERTIFICATE OF APPROVAL PLANNING COMMISSION

REVIEWED BY THE CITY OF SHERIDAN PLANNING COMMISSION THIS 26th DAY OF June, 2017

ATTEST: VICE-CHAIRMAN  
CHAIRMAN

CERTIFICATE OF APPROVAL CITY COUNCIL

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING, THIS 17th DAY OF July, 2017

ATTEST: CITY CLERK  
MAYOR

CERTIFICATE OF RECORDER

STATE OF WYOMING : ss  
COUNTY OF SHERIDAN

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 4:37 O'CLOCK P.M.,  
COUNTY CLERK  
THIS 8 DAY OF August, 2017, AND IS DULY RECORDED IN DRAWER P, PLAT NO. 111  
FEE \$ 15.00

*Kimberly Heid* chief deputy  
COUNTY CLERK  
STAMP RECEIVING NUMBER 2017-736655

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OF  
**POPLAR GROVE  
P.U.D. PHASE FOUR**  
TO THE  
CITY OF SHERIDAN, WYOMING

SITUATED IN THE S1/2NW1/4 OF SECTION 23, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH  
PRINCIPAL MERIDIAN, AND LOT 2, BLOCK 4, POPLAR GROVE P.U.D. PHASE TWO & TRACT "A",  
POPLAR GROVE P.U.D. PHASE THREE, CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING

**RESTFELDT**  
SURVEYING  
2340 WETLANDS DR., SUITE 100  
PO BOX 3082  
SHERIDAN, WY 82801  
307-672-7415

SUBDIVER: TRUST COMPANY OF AMERICA FBO JOHN W. MUECKE  
P.O. BOX 6580  
ENGLEWOOD, CO 80115-6580

AGENT: DALE A. LEE P.E., DOWL HKM  
307-672-9006;

JN: 2012-104  
DN: 2012-104-PHASE 4  
TAB: PHASE 4  
PT: 12012-104  
JUNE 22, 2017